

**For links to PCC web sites regarding Planning and Licensing please see the addendum at the end of this report.**

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**LICENSING APPLICATIONS (NEW)**

None

**PLANNING APPLICATIONS (NEW)**

**24/01226/LBC - Flat 5, 2 Elliot Terrace**

Window alterations, installation of rooflights, layout alterations, part-removal of ceiling and various internal works. These works include the removal of modern partition walls, a living room ceiling and installation of roof lights at the top and rear of the property.

**Historic England (HE)** had provided recent pre-application advice where the proposals involved greater intervention into the historic fabric - including the replacement of the staircase and an extensive bank of roof lights to the rear of the mansard.

HE are therefore pleased to note that the application now submitted seeks to retain the staircase in situ and that the number of rooflights to the rear elevation has been reduced. It is also now proposed that the upper floor will be less subdivided and contain one large bedroom with bathroom and small shower room.

Therefore, HE now have no objection to the application on heritage grounds. We consider that the application meets the requirements of the National Planning Policy Framework (NPPF). However, it should be noted that PCC should take the Planning Act 1990 (Listed Buildings and Conservation Areas) into account in determining the application.

- Section 16(2) - to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess
- Section 72(1) - to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

**Comments by 29<sup>th</sup> Oct**

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**PLANNING APPLICATIONS (PREVIOUS)**

**24/01098/FUL - Kynance Hotel, 107 - 113 Citadel Road**

Change of use and sub-division of Hotel (Class C1) to 1no. 9-bed HMO and 2no. 10-bed HMO's and associated works  
The proposals are limited to an operational change of use with no external alterations proposed. The only exception being the provision of a bin storage to the rear of the property and the installation of EV charging points to serve the car parking spaces.

**PCC Highways** have stated that the dwellings would no longer be entitled to resident or visitor parking permits.

**PCC Economic Development** have stated that the loss of visitor accommodation is not something that they are supportive of but understand that the current owner has stated that the business is unviable. They comment that it would have been useful to have undertaken an options analysis comparing different scenarios for the building that would not have led to the wholesale loss of the Hotel offering.

**Devon & Cornwall Police Crime Prevention** have stated that it is disappointing that despite providing comments at the pre app stage, that the request for a statement detailing the security and crime, fear of crime and antisocial behaviour (ASB) prevention measures for the premises functioning as Houses of Multi-occupancy (HMO's), appears to have been overlooked, which should be addressed prior to determination and the opportunity provided for the police to review and respond accordingly.

**PCC Historic Environment** have stated that the building is not listed and that the submitted elevation plans show no alterations to the exterior of the Hotel, as such the impact of the proposal is negligible and they have no in-principle objections to the proposed change of use.

**Awaiting Decision**  
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**PLANNING APPLICATIONS (PREVIOUS)**

**24/00621/FU - Former Quality Hotel Site, Cliff Road, West Hoe**

Temporary change of use for a two-year period to material storage/contractor compound for City Centre redevelopment works. It should be noted that the application was received by PCC on 14<sup>th</sup> May 2024 but only validated and made public on 16<sup>th</sup> Aug 2024.

The HNF and five residents made objections to this proposal.

After consideration of the objections, PCC have made alterations to the timeframe and the times of movements to/from the site and these are listed below. They did not however provide detailed evidence of why this site was chosen over others or what, if any, other sites were considered. They have stated that there are no current buyers for the site and that the 18 months duration allows the site to remain for sale. The traffic arrangements for access to/from the site have now been confirmed and the drawing can be found in Addendum A at the end of this planning update.

- Working hours will now be 08:00 - 17:00 Monday - Friday
- In the first week of operation, the busiest, there will be around 30 movements per day to move all the materials to the site and set everything up.
- In the following weeks, it is anticipated that the site will generate around 12 movements per week from February 2025 and shall be discontinued, and the land restored to its former condition, on or before 31st March 2026.

**Grant Conditionally**

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**24/00966/FUL - West Hoe Park, Hoe Road**

Removal of existing kiosk building and shed, provision of new kiosk building, storage shed, and installation of wooden playground train. The existing food kiosk is to be replaced by a larger one within the footprint of the current concrete foundation, the shed by the train tracks is to be replaced by a large child's play train and a new larger shed will be constructed along from the existing one and next to the existing waste bin.

PCC Historic Environment & Urban Design teams have requested that the applicant submit a revised design using better quality materials and for the kiosk to have a pitched roof as required by the original 2010 approval. They also request justification of the need for such a dramatic increase in size of the two buildings.

PCC have agreed to an extension of time to allow for further negotiation.

**Awaiting decision**

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**24/00943/FUL - 278-282 Citadel Road**

Change of use from 34 bedroom student HMO to large HMO (Sui Generis), demolish rear extensions and construct single storey rear extension to improve communal facilities and construction of bike store.

The proposals involve the change of use of the overall site, originally 3 terraced properties laid out over 5 floors, from student HMO to open market HMO following changes in the student accommodation market.

The plan proposes the demolition of the single storey rear tenements and a replacement extension being built to improve the standard of accommodation with improved communal space.

They also state that - The basement will be shut off from the upper floors and subject to a separate application. A cycle store will be constructed in the rear yard and provision for 2 car spaces and bin storage.

A neighbour has objected, stating that they already suffer serious issues with residents of the property and believe that the conversion will lead to an increase in these issues.

PCC have stated that a reduction in off-road parking from 3 to 2 is acceptable, as no H-Zone permits are allowed at this address, but that a reduction in the bicycle spaces is not acceptable.

PCC have agreed to an extension of time to allow for further negotiation.

**Awaiting decision**

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**PLANNING APPLICATIONS (PREVIOUS)**

**23/01796/FUL (re-submission of 22/01119/FUL) & 23/01797/LBC -(re-submission of 22/01117/LBC)**

**Hoe Lodge Restaurant (Grade 2 listed), Hoe Road**

Rear and side extension plus roof terrace and internal alterations

The PCC Urban Design team have been negotiating amendments to the proposal and a description of these are given in Addendum B below.

**Awaiting Decision**

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**PLANNING (MISCELLANEOUS)**

**Pier One, Hoe Rd & Corinthian, Madeira Rd**

Unapproved Canopies

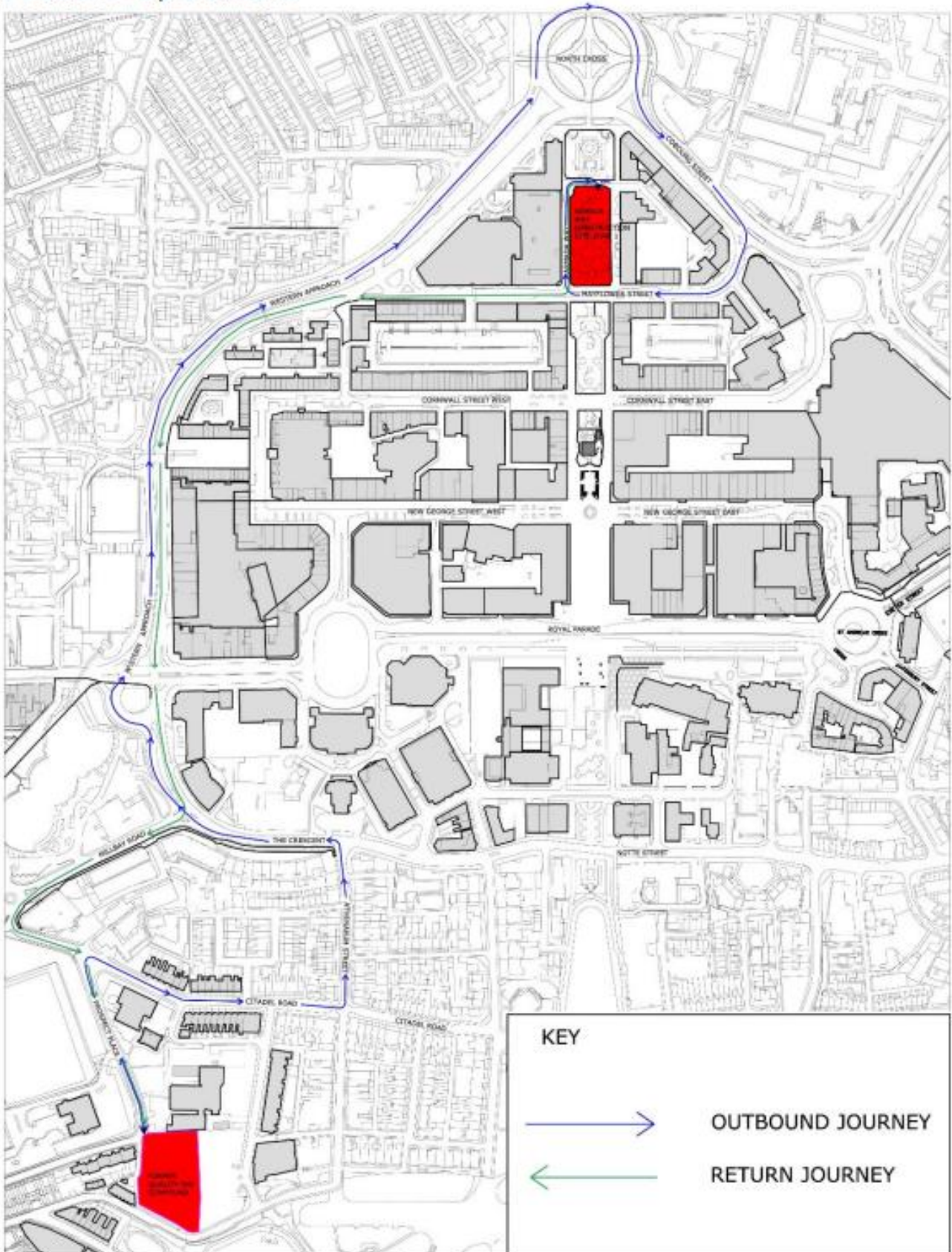
No further feedback from PCC who still state "they are investigating any actions to be taken."

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## ADDENDUM A

24/00621/FU - Former Quality Hotel Site, Cliff Road, West Hoe

### Phase 2 Operations



MATERIAL MOVEMENTS BETWEEN QUALITY HOTEL SITE AND  
ARMADA WAY CONSTRUCTION SITE 8AM TO 5PM MON-FRI

## **ADDENDUM B**

### **23/01796/FUL Hoe Lodge Restaurant**

#### **PCC Urban Design Comments**

Officers have given several rounds of urban design comments on this and the previous 22/01119/FUL scheme. We do not consider it necessary to repeat them all here, but in summary, the scheme's design has evolved positively in response to officer's comments. The architectural expression is now simpler, more elegant, lightweight and compliments rather than accenting itself and competing with the historic Hoe Lodge building - safeguarding its character and appearance. We can now broadly support the scheme if the recommendations below are satisfactorily addressed.

The removal of the previously proposed extension entrance lobby is welcome in terms of not obscuring the existing Lodge elevation at this point. The overall form of the extension has also been simplified as requested, and more of the historic building has been revealed.

We are pleased that the tapered overhanging soffits previously proposed have been removed. These would have been an accent feature, competing with the Hoe Lodge and would have been complicated in terms of the junction detailing. We remain concerned to ensure the new junctions between the new extension and Hoe Lodge are as simply and elegantly detailed as possible, but are content that this can be controlled by condition. It is positive that the historic lodge door has now been retained on the south elevation.

We welcome the increased glazing on the north elevation - this enhances the lightweight appearance of the extension.

With regards to the landscape treatment, it is regrettable that the applicant has already implemented a resin bonded surface across the Hoe Lodge garden without planning permission. The green garden was an important part of the Hoe Lodge setting and the change in appearance resulting from replacing the lawn with hard surfacing is dramatic. However, we have considered the urban design balance around this issue, and give some weight to the LPA's aspiration to optimise the Hoe's leisure/destination potential (as called for in JLP Policy PLY20 etc). We also acknowledge that the surface is water-permeable and arguably extends the season/usability/accessibility of the space. We would therefore not object to the resin surface on-balance if its hard appearance is mitigated with the addition of significant planting and/or planters. We suggest this is controlled by condition.

The materials palette is supported, and includes some high quality elements such as the full height glazing system and frameless glass balustrade.

Although render is a locally distinctive material and present on the Hoe Lodge, we do not consider it the best choice of finish here, due to its vulnerability to staining and algae growth, and a lower maintenance alternative would have been preferable. We have no objection to it however, as it is used here on the rear, north elevation, which is not widely visible.

Given the site's exposed coastal location, all materials should be of marine-grade specification (particularly the PPC aluminium elements – there have been issues with PPC coatings wearing off other building components nearby) and a maintenance plan should be put in place. In addition to the standard planning conditions on materials etc, we request that the following conditions are put in place to make the scheme acceptable from an urban design perspective:

1. Landscape scheme of planting and planters to green and mitigate the appearance of the resin bonded surface.
2. Maintenance plan to keep the scheme in good appearance and remedy any defects promptly.
3. Removal of PD rights to safeguard the appearance and design quality of the scheme.
4. Roof and elevation to be kept free of coverings, awnings, umbrellas and any other accretions, unless otherwise agreed in writing by the LPA.
5. No vinyl adhesives, films or other coverings to be attached to the glazing, to maintain its transparency.

We request that an informative be added highlighting that all materials must be of marine grade specification.

## **ADDENDUM C**

### **Planning** – Viewing applications

You can view any of the planning applications listed below by visiting

<https://planning.plymouth.gov.uk>

and searching using the planning application number or address shown below.

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### **Planning** - Commenting on applications

Comments can be submitted to Plymouth City Council by the methods below. Please include your name, address and the application number and clearly state if you 'Object' or 'Support' the application

1. Email to: [planningconsents@plymouth.gov.uk](mailto:planningconsents@plymouth.gov.uk)
  2. By post to: Strategic PCC Planning and Infrastructure, Floor 2, Ballard House, West Hoe Road, Plymouth, PL1 3BJ
  3. PCC Public Access Portal – You will need to have, or set up, a personal account for PCC access
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### **Planning** – Reporting unauthorised developments:

<https://www.plymouth.gov.uk/report-alleged-unauthorised-development>

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### **Licensing** - Commenting on applications

<https://licensing.plymouth.gov.uk/1/WcaHome>

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### **Report Noise Issues** (businesses or neighbour's)

<https://www.plymouth.gov.uk/noise>

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